

Hudson-Cippa-Wolf Ranch
Sorento Road
Sacramento
Sacramento County
California

HABS No. CA-2656

HABS
CAL
34-SAC,
61-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107**

HISTORIC AMERICAN BUILDINGS SURVEY

HUDSON-CIPPA-WOLF RANCH

HABS
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Location: End of Sorento Road; 0.5 mile south of Elkhorn Boulevard,
Sacramento, Sacramento County, California

U.S.G.S. Rio Linda 7.5' Quadrangle, Universal Transverse Mercator
Coordinates:

2. 632 420. 4281 860
2. 632 520. 4281 240
2. 632 970. 4281 550
2. 632 970. 4281 860

Present Owner: Sacramento Area Flood Control Agency
926 J Street, Suite 424
Sacramento, California 95814

Present Use: Demolished 18 July 1995.

Significance: The Hudson-Cippa-Wolf Ranch was one of the last surviving examples of a 19th-century agricultural complex in Sacramento County, reflecting both the establishment of permanent ranches in the 1860s and the development of dairy farming and agriculture in the period 1860 to 1943. It was a rare example of a group of agricultural buildings, including a bunkhouse and an extremely rare granary. Although its buildings were in poor condition, the Hudson-Cippa-Wolf Ranch retained a large degree of integrity as a complex at the time they were recorded.

PART I. PHYSICAL OVERVIEW OF THE HUDSON-CIPPA-WOLF RANCH

Before it was demolished, the Hudson-Cippa-Wolf ranch consisted of a complex of five buildings on a 64.87-acre parcel whose boundaries had not changed since about 1912. The buildings were located at the south end of Sorento Road (originally a segment of Lower Marysville Road between Sacramento and Marysville) on a parcel bound on the south by the east levee of Reclamation District 1000, on the east by the old right of way of the Western Pacific Railroad, and on the west and north by the borders of the quarter section.

The buildings were arranged in a manner characteristic of 19th-century California farms and ranches (see Site Plan on page 21). The main house (#1) was the first building approached by a visitor on Sorento Road. It was within a partially fenced area which defined a house yard, including a well, fruit and shade trees, and probably at one time, privies. South of the house yard was a cluster of buildings and features on either side of a driveway. Altogether this area might be called a work yard, in distinction from the house yard. On the north side of the driveway was the bunkhouse (#2) and granary (#4). On the south side were the milk barn (#5) and a complex of corrals and pens. East of the house, by itself, was the hay barn (#3). A ditch that ran past the buildings parallel to Sorento Road had an unknown history and relationship to the ranch.

Individually, the buildings of the group were in poor condition. However, their shabby appearance should not obscure the integrity of the group as a whole, nor the integrity of each building in terms of its essential characteristics of plan, structure, and materials.

PART II. HISTORICAL CONTEXT

Regional Development

The Hudson-Cippa-Wolf (HCW) ranch is located near the center of the American Township in the northwest corner of Sacramento County. The township, created in 1851, is bound on the west by the Sacramento River and on the south by the American River. The HCW ranch is located in an L-shaped zone which began to be developed as agricultural land in the 1850s. This was the largest area of the American Township to be developed before the 20th century on the open land market.¹ This area lay between two large blocks of land, an area designated as swamp and overflow land to the west, which was not developed until after 1911, and an area to the east and north established as the Rancho Del Paso in 1843, and held in one ownership until 1910. This agricultural zone was originally surveyed in 1856 and sold by the U.S. General Land Office (this was federally owned, public land). The average size of properties in the area in the 1860s was a quarter section.

Much of the swamp and overflow land was part of Swamp District No. 1 in the 1850s. This area was subject to annual flooding, despite efforts to control it beginning in the 1850s, from winter rains and spring runoff. The strip of land which contained the HCW ranch and numerous other ranches appears to have been relatively high and dry, perhaps flooding only in the worst years.

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The only other concentration of ranches in the American Township was along the natural levee of the Sacramento River. The American Township was inundated by the flood of 1862: that flood "nearly ruined all of the farms that were overflowed, carrying away barns, houses, tools, and covering all up with sediment from two inches to two feet deep" (Wright 1880:210). At the same time, because of the sediment deposited by floods, the land was rich: "When the land is safe, it is very valuable, being held as high as \$100.00 per acre, and renting at \$15 to \$25 per acre" (Wright 1880:210). But only one-tenth of the area of the township was considered safe and under cultivation.

Beginning in 1907, the township began to change in big ways. In that year, the Western Pacific Railroad purchased right of way for a new line between Oakland and Salt Lake City. About 1910, the Rancho Del Paso to the east, which had been developed by James Ben Ali Haggin and Lloyd Tevis beginning in 1862 when they gained control of the property, began to be subdivided. Haggin and Tevis had created a famous racehorse breeding operation, including two racetracks, which appears to have been an important market for surrounding farms (Henley, 1995). The sale of this property in 1910 to the Sacramento Valley Colonization Company of the United States Farm Company of St. Paul, Minnesota was followed by sale of the northern tier of the Rancho del Paso to the Sacramento Suburban Fruitlands Company in 1915 (Biddle 1989:222). After efforts to establish fruit crops failed, in 1918 the area was marketed for poultry farms. This resulted in the establishment of the Rio Linda Poultry Producers Association in 1921 and the development of one of the principal poultry producing districts in the state (Biddle 1989:222). Agricultural uses of the area predominated until the encroachment of suburban Sacramento in recent decades.

On the other side of the L-shaped agricultural zone of the American Township, creation of Reclamation District 1000 (RD 1000) in 1911 was followed by construction of levees and associated canals and ditches around it. Construction began on the East Levee of RD 1000 in 1912 and was completed in 1914, followed by work on the east main drainage canal, completed in 1917 (Bradley and Corbett, 1995). RD 1000 included the western edge of the old agricultural zone within its borders, but omitted the area to the east. RD 1000 has continued to be predominantly in agricultural use, although there are other uses, including residential subdivisions along its eastern edge near the HCW ranch.

The American Township appears to have attracted a diverse population. It is interesting to note that in the 1870 census, among 80 households, six were Swiss. Whether or not there is any relation between this Swiss presence and the pioneering role of John Sutter in Sacramento County is not known.

Agriculture in Sacramento County

Nineteenth-century agriculture in the American Township was largely determined by the pattern of annual flooding. Every creek overflowed in wintertime, and nearly every winter, farms next to creeks (or sometimes, within a mile of creeks) would be inundated. There was no irrigation.

As a result, crops raised in the township were all "volunteer crops." That is, they were grown with water supplied by nature rather than by irrigation. For the most part, native grasses were simply allowed to grow up, and these were cut, dried, and stacked as hay. Other crops — oats, barley, and wheat — were cultivated. This was not high intensity, high yield farming, as elsewhere in the Central Valley (where irrigation was used), for these crops were also dependent on rain. When these plants were stripped of their grain, the stubble was harvested as straw.

The primary market for these crops may have been the ranch of Haggin and Tevis in American and Centre townships — right next door. Haggin raised so many racehorses — they were shipped east by the train load — that they could have been the primary consumers of American Township crops.

Probably the major use of American Township farms during the 19th century was as dairy farms. The population of the city of Sacramento was the major market for dairy products, for by the 1860s a complete system of middlemen had grown up to buy the product and transport it in wagons down Marysville Road to consumers in Sacramento.² According to Thompson and West's history, the principal crops in the American Township in 1880 were hops, corn, potatoes, and alfalfa, with almost all of the hops grown by the Whittenbrook Brothers (Wright, 1880:210). In 1918, the area around Rio Linda began to be developed as a major center of poultry production (Biddle, 1989:222).

From land maps (e.g. Shepherd, 1885) it is clear that most 19th-century farms and ranches in the American Township were roughly a quarter section to a full section. From the census data, it appears that most of these were primarily family operations. Among all the farms, only one laborer was listed on an American Township farm in 1860. In 1870, two, including Samuel Hudson, had one, and one farmer had eleven laborers. Because the census is normally taken in the spring, it is possible that itinerant laborers used at other seasons were not listed.

Farms and Ranches - Landscapes and Buildings

Nineteenth-century farms and ranches in California typically consisted of a cluster of buildings, often grouped more or less formally into a house yard and a work yard. The fenced house yard included the main house of the property owner, and various support structures such as a cook house, privy, and tank house. Around the house was a garden that included ornamental elements, such as palm trees. Outside the house yard was a larger complex of working buildings and structures, including barns, granaries, blacksmith shops, tack houses, bunkhouses or other residences for workers, corrals, and sheds. Sometimes all the buildings of the farmstead or ranchstead were enclosed by windbreaks of eucalyptus trees. A visitor would see and arrive at the main house first.

By the 1860s, nearly all houses were built of regularly dimensioned, milled lumber. They were of balloon frame construction, and later of platform frame construction, a modification of balloon framing. Until at least 1895, all would be assembled with square nails. Most farm or ranch

houses would follow traditional plan types associated with regional or ethnic cultures, or would be based on published pattern books. Only a very few were designed by architects. Among the most common traditional plan types in California were central-hall houses and hall-and-parlor houses. A typical arrangement for either of these included a one-story kitchen wing built at the rear of the main house. Farm and ranch houses were commonly modified to accommodate growing households and new technology — especially kitchens and bathrooms. The installation of gas or electric lighting had a significant effect on life in the house, but little effect on the structure itself. By about 1900, most changes to the fabric of a house would be accomplished with machine-made wire nails.

Secondary dwellings for workers might also be built of balloon-frame construction, which could be insulated with exterior and interior sheathing. Cheaper housing was of single-wall construction, and more vulnerable to wind and weather. For reasons that are not known (perhaps because they were built for an earlier phase of the state's agriculture, and not needed in later years), very few farm worker dwellings from the 19th century are still in evidence.

Barns, granaries, tankhouses, and other primary agricultural buildings were commonly built of brace-frame construction well into the 20th century. In these buildings, heavy timber posts and beams were cut with mortises and tenons and fit together. Some of the early buildings of this type included hand-hewn members and were pegged together with wooden dowels. More commonly, hand work is evident only in the shaping of mortises and tenons, and wooden dowels are replaced by large metal nails. Most agricultural buildings are clad in vertical boards, often with battens, at least on the windward sides. Sometimes the boards are irregular in dimensions, the product of hand work or reused wood. More often they are milled boards of regular dimensions. Occasionally, these buildings are clad like houses in finished lumber. Highly specialized uses like grain storage required different solutions. A once-common type of small granary is characterized by exposed closely spaced exterior posts and smooth cladding only on the inside, in order to support heavy loads and create vermin resistant, easily cleaned spaces for bulk grain storage. Many of these were built when grains were a common crop on nearly every small family farm.³ Very few survive in California.

The size, arrangement, and various features of barns depended on their intended use. Common types of barns were built especially for horses, dairy cattle, hay storage, and general farming. Lofts, animal-feed cribs, mills, large doors for vehicle entry, open sides for feeding, stalls, flooring, windows, and dovecotes were a few of the special features that might be incorporated in barns of different types.

For almost every barn type, the most common configuration was a three-aisled interior, with aisles divided by rows of braced columns. The central aisle, under the peak of the gabled roof most easily accommodated a loft. Within this framework, other features accommodated particular purposes. For example, for dairy operations, milk barns and hay barns were two common variations of the three-aisled type. In a milk barn, the central aisle had a floor and side walls to contain loose hay that was brought in through doors high up in the gables by hay forks which

operated with ropes and pulleys, powered by horses. In the side aisles were stalls for feeding and milking dairy cows, and perhaps for stabling work horses. In a hay barn, devoted strictly to hay storage, there were no interior walls or stalls, but may have been feed racks along the sides. Before irrigation, a hay barn was often located away from other farm buildings in a hay field so that harvested hay could more easily be stored and later fed to pastured animals.⁴

Sheds for various purposes and miscellaneous types of secondary agricultural buildings were often lightly framed wood structures, and have not survived as well as larger, brace-framed or post and beam structures. However, many agricultural buildings of all types were built with posts resting on wood footings or directly on the ground, where moisture and insects have caused structural problems. With changing uses, agricultural buildings have been freely modified. Among the most common changes in the 20th century has been the alteration of barns to house trucks, tractors, harvesters, and all kinds of equipment. This has involved cutting large doors and removing interior features like lofts, floors, stalls, and cribs. A very common alteration is the patching of walls and roofs with corrugated metal, reused wood, or other material that does not match the original. To run machinery, electricity was installed when it became available (this began at a large scale when the Pit 1 hydroelectric plant began operation, sending electricity through the Sacramento Valley from Shasta County to Oakland on September 30, 1922). Many 19th-century barns have been renailed with round nails in the 20th century.

Sacramento County farms and ranches were similar in their organization and composition to those throughout most of northern California. While there were many such places built in the county, with suburbanization, almost all have been torn down or substantially altered.

PART III. HISTORY OF THE HUDSON-CIPPA-WOLF RANCH

The first documented owner of the property was Ledyard Frink, listed in the Sacramento City directories of 1853-1868 as a dairyman, stock dealer, and farmer. Frink was an active buyer and seller of land in Sacramento County beginning in 1851. In the census of 1860, the year he sold the land to Samuel Hudson, Frink's real-estate holdings were valued at \$10,000. He sold the SW quarter of Section 31, a small percentage of his total holdings, to Hudson for only \$300. This suggests that he owned considerable land and that his main holdings were elsewhere. While it is not known whether Frink ever grazed dairy cows in Section 31, the \$300 sale price indicates that he did not build improvements there.

In 1860, Samuel and Nancy Hudson purchased the property and likely built the first structures. Hudson was apparently both a farmer and a blacksmith and is listed as a blacksmith in the Sacramento City directories of 1854, 1859, and 1861. Assessment rolls, the 1868 and 1869 directories, and the 1870 census clearly show the Hudsons living on the farm from 1865 on, although Samuel remained listed as a blacksmith as late as 1870. A farmhand was also apparently in residence by this time. The 1865 assessor's rolls show a similar value for the real estate (\$320), but list an additional \$200 for improvements and \$290 for personal possessions. These include wagons, cows, cattle, and horses. The improvements at this time must have included a

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small house, perhaps incorporated in the larger house still standing. While the sequence of construction of the parts of the house is not completely known, the first phase may have been a one-story house. Because the Hudsons had no children, a small house would have been consistent with their circumstances. By 1870, the value of the real estate had dropped to \$200; the value of improvements remained the same (\$200), while the value of animals and wagons had risen to \$915. Listed property included three wagons, 16 cattle, six horses, and poultry. In 1875, the real estate was worth \$810. Houses and fences were worth \$800, and property including three wagons, harness, tools and machinery, hay, fur, five horses, four cows, two cattle, and poultry, were worth \$1065. Higher assessment of the property in 1875 may indicate an enlarged house and the construction of barns or other agricultural buildings.

In 1876, the Hudsons sold their farm to Thomas Cippa for \$4500; included with the deed were horses, cows, calves, hogs, poultry, a blacksmith shop, wagons, farming utensils, and tools. The much higher price of the house when it was sold to the Cippa family may reflect the presence of a larger house and substantial agricultural buildings. In 1880, Cippa and his wife had five children between the ages of one and seven. If the house was not already bigger when they bought it, the Cippas may have enlarged it. Cippa, originally from Switzerland, arrived in Sacramento in 1866. In 1870, the brothers Thomas and Peter Cippa owned property worth \$3000 in the American Township. In 1872, Cippa revisited Switzerland, returning to Sacramento the same year, apparently with his bride Mary Bernasochi. The exact location and dates of purchase of Cippa's first farm are not known. In 1876, Thomas Cippa bought the present property from Samuel Hudson. In 1879, he purchased the NW quarter of Section 31 from Martin and Anna Maria Basler for \$2500, doubling the size of his second farm. In 1887, Cippa borrowed \$400 against his property from the People's Savings Bank, and in 1892 he borrowed \$425 against his property from the Farmer's and Mechanic's Savings Bank. According to the *History of Sacramento County* (Willis, 1913), Cippa owned a ranch of 1000 acres, where he tilled the soil, raised grain, and made a specialty of the dairy industry.

On 18 June 1907, the Cippas sold a 100-foot corridor running slightly northwest-southeast through their property to the Western Pacific Railroad. This left roughly one-third of the property east of the railroad right of way, and roughly two-thirds of the property, including all the farm buildings now standing, west of the railroad right of way. Thomas Cippa died in the spring of 1908: a gift deed from Thomas transferred 297 acres in the two quarter sections; a city lot in Sacramento; and all stock, cattle, farming implements, household goods and furnishings, and personal possessions to his wife, Mary, on 2 March 1908; and on 16 April 1908, the children of Thomas and Mary gave all their interest in Thomas' estate to their mother. After the death of Thomas Cippa, Mary Cippa sold her portions of the SW quarter of Section 31 to John J. Wolf on 15 October 1908, "subject to the second installment of State and County taxes for 1908."⁵ She retained ownership of the NW quarter until at least 1921, while living in Sacramento. Sometime in the first decade of the 20th century, the kitchen wing was added to the main house, judging from its structure, materials, and appearance. The screened porch at the northeast corner of the house was added ca. 1940-1943.⁶

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John Wolf and his brother August were California natives of German parentage (their grandparents were nearby landowners August and Elizabeth Weber), and in 1900, were working as laborers on American Township farms in the Cippa farm vicinity (Census of 1900). By the 1910 census, both Wolf brothers were farm owners. John and his wife Emma had purchased half the Cippa Ranch, the SW quarter of Section 31, in 1908. August Wolf was a near neighbor, his farm being located two quarter sections to the north in Section 30. Beginning in 1912, the heirs of August Weber, including John Wolf sold right of way to the Natomas Company for the east levee and canal of Reclamation District 1000, which would shortly begin construction. This transaction further divided the remainder of the property, with 64.87 acres lying north of the levee outside the reclamation district and 27.43 acres lying south of it, inside the reclamation district. The land on the north contained all the buildings now standing. The boundaries of the north side tract have not changed since that time. Sometime later, by 1921, John Wolf purchased a portion of the NW quarter of Section 31 from Mary Cippa, linking the holdings of the two brothers. The Wolfs operated the farm primarily as a dairy, although they also raised poultry; wheat and oats were grown to provide feed for both dairy cows and the poultry (Lavern Scheidel, personal communication, 1995).

After Emma Wolf died in 1943, John sold the farm to William G. and Bessie Holmes on 4 May 1943. On 9 May 1944, the Holmes sold right of way to PG&E for a single line of poles and wires. On 7 June 1944, the Holmes took out a Chattel Mortgage for \$1,000.00, payable in one year at 2½ percent interest. The chattel inventory included in the deed provides the most detailed view of the operation of this property during its years as a dairy ranch. Holmes was described as a rancher and dairyman by occupation. The inventory included "a certain motor vehicle" which was not described in the space provided; household goods; one Maytag washing machine; one Frigidaire refrigerator, three years old; one Montgomery Ward stove; and the following animals:

- 7 heifers, one year old, Guernsey and Holstein
- 1 bull, Guernsey, two years old
- 2 Jersey cows, 4 years old, one cream colored, one brown and cream colored
- 3 Holstein cows, 4 years old, black and white colored
- 1 black Swiss Jersey cow
- 2 Guernsey cows, red and white, 4 years old
- 1 red and white pinto mare, 3 years old
- 1 mare, sorrel, 4 years old
- 2 mares, black, large work team
- 10 dairy cows to be purchased.

This mortgage, evidently for the purchase of 10 dairy cows, identified seven young heifers, one bull, eight milk cows, and four horses. With the new cows and maturing heifers, Holmes appears prepared to operate the diminished property in the irrigation and electricity era with 18 to 25 cows. Still, horses were needed to assist in the work.

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The buildings now standing at the HCW ranch are all primarily products of the period 1860 to 1910. After 1910, numerous modifications were made to the agricultural buildings to accommodate changing uses. Among those were the addition of small pens for poultry in the old granary and enlargement of doors on the barns to allow vehicle storage.

The property remained in agricultural use, most recently to graze cattle, until it was sold to SAFCA in 1995. The corrals appear to date from the last 50 years. The house was occupied until at least the mid-1980s, with tenants in the final years. The hay barn and milk barn were still used for storing hay until they were demolished. The other buildings were abandoned and all were in deteriorated condition. The flood of January 1995 covered the property and exacerbated the deterioration of its buildings. The buildings were all demolished on 18 July 1995.

In summary, the house, granary, and other buildings were first built by Samuel Hudson after he purchased the property in 1860. Hudson and his wife had no children, and may have had only a small house. Thomas and Mary Cippa bought the property in 1876. They had five children by 1880 and at least six children in all; about the time they bought the property the house was enlarged to two stories. As dairy farmers, they built the milk barn and hay barn. In 1879, they bought the quarter section to the north for more pasture, which made it possible to keep more cows in the pre-irrigation period. The Cippas sold this property to John Wolf in 1908. About this time, the kitchen wing was added to the rear of the house. In 1907 and 1912, portions of the property were sold off and the boundaries as they exist today were established. During Wolf's ownership, poultry pens were added to the granary, and electricity and irrigation water became available.

When Hudson built a house and made other improvements, he was part of the first large-scale agricultural development of the American Township of Sacramento County. Hudson operated a general farm with a variety of animals and crops, probably volunteer grains. Cippa ran a mixed operation dominated by dairy cattle on a larger piece of property until he sold this parcel to John Wolf in 1908. Wolf also ran a mixed farming operation including poultry until 1943. The agricultural operation of the HCW ranch is representative of that of the American Township in the late 19th and early 20 centuries. It was one of the last surviving 19th century ranches in all of Sacramento County from any period.

The HCW ranch was one of the last surviving complexes of agricultural buildings in Sacramento County, including a main house, bunkhouse, granary, milk barn, and hay barn. In particular, the bunkhouse and granary were rare surviving examples of important 19th-century building types. The complex appears to have been an unusually complete group of agricultural buildings, consisting not only of most of the principal building types normally associated with such groups, but also with two rare types. Among the types of buildings that may be missing from the group are a privy, a tankhouse, and a blacksmith shop. Although the individual structures are generally in poor condition, they retain essential features of structure, plan and materials.

PART IV. PHYSICAL DESCRIPTION OF BUILDINGS AND STRUCTURES

Main House

The main house of the Hudson-Cippa-Wolf Ranch was located north of a bunkhouse, a granary, and a milk barn, and west of a hay barn. (See pages 22 through 25 for plans of the main house.) It was the first building in the group as approached along Sorento Road from the north. It was a rectangular structure oriented east-west, and faced Sorento Road. It was situated in what remained of a house yard, defined by intermittently broken fencing, and including an olive tree, fig and other fruit trees, and a concrete wall.

The house was rectangular in plan with a two-story, hip-roofed portion on the west (front) and a one-story portion on the east (rear). The rear of the house consisted of a hip roofed kitchen wing on the south and an enclosed shed roofed porch on the north. Inside the porch at the west end was an entrance in the floor to a cellar underneath the south side of the front wing of the house. Underneath the floor of the porch was an old well.

The house was a stud-frame structure built on a brick foundation around its perimeter and wood foundation posts in the interior. The brick foundation supported a heavy timber beam on which the frame of milled lumber was built. The foundation beams and joists under the main part of the house were all built at the same time, indicating that at least the ground floor was all built at once. The building was clad in a mix of types of siding, including channel rustic siding of at least two different widths, and beveled siding in places on the second floor. The siding of all types in the main part of the house was all attached with square nails, indicating construction before about 1900. Both parts of the rear of the house were built with round nails, indicating later construction—the kitchen appeared to date from the early 20th century, the enclosed porch was built ca. 1940-1943. On at least one wall, the south wall of the front wing, where the channel rustic siding appeared to be the same, the studs inside the wall appeared (from the spacing of nails) to be spaced differently on the first and second floors. Many features of the construction, including varied siding, varied spacing of studs, and different types of nails, indicate that the house was built in several stages.

The front wing of the house was covered by a hip roof with paneled overhanging eaves and a front-facing, central, hip roofed dormer. A small, square brick chimney rose through the roof at the rear near the center. From inside the attic, it was clear from its uniform construction (rafters without a truss or posts, and square nails throughout) that the existing roof was all built at the same time, before 1900. It was also clear from different ceiling heights (about one foot lower at the north end) and sawn off rafters at the north end which once supported a lower gable roof, that not only was the roof rebuilt, but the south end of the second floor may have been added at the same time.

The interior of the front wing was lit by double-hung windows, mostly 6/6 wood sash, with a few post-World War II aluminum replacements. The pattern of fenestration on each wall was

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different. The front wall was entered through a central door on each floor flanked by asymmetrically placed windows. Windows in the rear wing were 2/2 wood sash.

A porch, which must have had a deck in connection with the upstairs door, once ran across the front and south walls. There were collapsed portions of the porch on the ground.

Except for the roof and bracketed moldings under the windows, there was no decorative detail on the house. The window moldings are sometimes associated with the Italianate style. The hip roof with its central dormer and two-story box-like volume of the house resemble Colonial Revival style houses of the turn of the century. These features notwithstanding, it would be misleading and incorrect to attribute any style to this house. Rather, it owed its appearance to its construction over time and to traditional ideas about houses. Other names for the house are cube house or four-square house.⁷

In plan, this was a central hall house. The front wing contained a central corridor about six feet wide, with two rooms (or space for two rooms) on each side, each about 11½ feet wide. Like the exterior, the interior finishes and details were varied, indicating a complex construction history. The corridor and rooms on either side were of different ceiling heights. There was vertical paneling of similar appearance but varying in width of its constituents; varying use of chair rails and door frames. Upstairs, the ceiling in the corridor and north side rooms angles down to meet the walls, to accommodate the earlier roof structure.

Before the kitchen wing was built, there would have been outside privies and perhaps a separate kitchen. An empty hole for a pipe and the adjacent brick chimney suggest that the southeast room may have been a kitchen. The rear wing was built for a kitchen and bathroom.

The house was in poor condition before it was demolished — almost every window was broken, the outside porches had collapsed, the interior stairway and railing had almost completely collapsed.

The north side rooms downstairs, actually a single space articulated as two by partial walls at the center, retained decorative door and window moldings. On the south side, a wall or central articulation of two spaces had been removed. Upstairs, there was no partition between what were two rooms on the south side, and there was only a thin, temporary partition on the north side.

After detailed investigation, the original appearance and sequence of construction of the house remain an enigma. Was it originally a one-story house, then the second story was added on the north side before the second story on the south side and the hip roof? With its lower pitched gable roof, was it like an Italianate style house with a false front? With its central front doorways upstairs and down, was it like a central gabled Gothic Revival house? Was it a salt box in form? Whatever its early history, the main, front part of the house assumed its permanent shape before the turn of the century. Although in poor condition, the house sufficiently retained its essential features of structure, plan, and materials to convey its historic character and integrity.

Bunkhouse

This one-story, one-room structure was located about 75 feet south of the west end of the main house (see page 26 for the plan of the bunkhouse). It was rectangular in plan, measuring about 16½ by 20½ feet, oriented east-west. With its double-wall construction and finished appearance inside and out, it appears to have been built for a residential purpose, whether as a single dwelling or a bunkhouse is unknown. In the early 1940s, it was known as the milk house, and jars of milk were stored there. It was located outside what appeared to be the house yard of the ranch. There was an olive tree on the south side of the building.

This was a stud-frame structure with a brick foundation. It was clad in rustic siding attached with a mix of square and round nails. Many round nails appear to be a product of renailing. It had a hip roof with paneled overhanging eaves, similar to the main house. The roof was clad in wood shingles, with a layer of deteriorating asphalt shingles on top. A small stuccoed chimney with a corbeled cornice rose through the roof near its center.

The main entrance to the building was originally through a door on the east end, where brackets for a porch roof remained until it was demolished. A window opening on the south side had been enlarged for a door. There were 6/6 double-hung windows in both the west and north walls.

Inside, the walls were paneled in tongue-and-groove siding. There were shelves on one wall for storage, which would have accommodated milk jars or other non-residential uses. The floor was cement.

The building was in poor condition — exterior siding was missing at the base of the building, exposing the studs; window glass was mostly gone; and once boarded-up openings were broken open again. Although in poor condition, this bunkhouse retained enough of its essential features of plan, structure, and materials to convey its historic character and retain integrity.

Granary

The granary was located about 90 feet southwest of the main house (see pages 27 and 28 for the plans of the granary). It was a rectangular structure in three parts, an original granary at the center, with shed-roofed additions on either side. Altogether, it measured about 23 by 44 feet and was oriented north-south. As modified for use as a vehicle shed, it was open along its entire west side. The original shingled roof was clad in places with corrugated metal.

The center of the building, the granary, was a rare example of a 19th-century building type. It was a one-story, gable-roofed, rectangular structure with an attic for loose grain which funneled through a chute to be bagged, graded, or otherwise processed below. Grain was put into the building through openings in each gable. The heavy loads of the grain were supported by a structure of square posts that rested in the ground and appear to be doweled into the top beams. Flush siding on the inside of the posts only, a characteristic of this building type, provided a

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smooth surface that was intended to inhibit vermin and minimize loss of loose grain. Rustic siding was used on the exterior and remains in the gables and portions of the side walls.

The north side shed extension was clad in vertical siding of irregular width, attached with square nails and therefore probably added before 1900. The south side extension was similar in character. These extensions were flimsy constructions which were in poor condition.

The building appears to have been modified for poultry, with small bins in the attic, and in the north shed addition.

Because of the original purpose of the building, it seems likely that it was built by Samuel Hudson before 1876. After that time the property was primarily a dairy operation. A building like this would not have been built for a dairy operation.⁸

Milk Barn

The milk barn was located about 250 feet southeast of the main house, adjacent to a complex of corrals (see page 29 for the plan of the milk barn). It was a large rectangular structure measuring about 55 by 63 feet and oriented north-south. It was a gable roofed structure enclosing a high central bay with a raised floor and side aisles with dirt floors at ground level. The barn was of post and beam construction with doweled members and square nails. The interior was enclosed by original vertical plank siding and miscellaneous patches of sheet metal and other material. The roof overhung the original outer walls on the two sides, providing a covered area for feeding. In the gables there were loading beams with a metal pulley above the loft opening on the west end. The original door below this had been expanded in size.

Inside, there were three aisles divided by two rows of five columns. Several of the columns were turned and appear to have been made for another purpose.

The milk barn was in poor condition, supported in part by a number of steel cables to prevent its collapse. Although nearly falling down, it retained its original features of plan, structure, and materials in sufficient measure to represent the type.

Hay Barn

This hay barn was located slightly northeast of the main house about 300 feet (see page 30 for the plan of the hay barn). It was a rectangular structure measuring about 31 by 46 feet and was oriented north-south. This was a gable roofed structure with a loading beam at the west end. It was a post and beam structure with doweled members and square nails. Original siding was of irregular vertical planks. This had been patched and supplemented in places by sheet metal and miscellaneous materials. In other places, siding had fallen off or been removed to accommodate modern vehicle entry. The opening under the loading beam, originally to an interior loft, was merged with a larger opening below.

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Inside, there were three bays divided by two rows of five braced posts. The loft had been removed. The high, side bays with an old or original rolling door at the northwest end, may have been to accommodate wagons.

Although in poor condition, this barn retained enough of its essential characteristics of plan, structure and materials to serve as a representative of its type. Many of its changes represent historic changes in use rather than a loss of integrity.

PART V. ENDNOTES

1. This agricultural zone of the American Township was an upside-down L in shape, with a long north-south leg and a short east-west leg. Each leg with about the width of one and one-half sections. The HCW ranch was situated in the middle of the north-south leg. This information was derived by plotting ranches described in Thompson and West's atlas (Wright, 1880) on a township map (Shepherd, 1885), and comparing this map with 1860s and 1870s census data.
2. This section on 19th-century agriculture in Sacramento County is based on a conversation with James Henley of the Sacramento Archives.
3. See for example Wright, *History of Sacramento County*, Thompson & West 1880, where several are illustrated as parts of farms.
4. Information on milk and hay barns from Abbott, *North Bay Dairylands*, Penstemon Press, 1989, pp. 47, 65; and conversations with James Henley, Sacramento History Museum, and Dewey Livingston, Point Reyes National Seashore.
5. Sacramento County Recorder. Book 255 of Deeds, p. 548.
6. From conversations with Bernice Lux and Lavern Scheidel.
7. See Jakle, *Common Houses in America's Small Towns*, p. 140 and Noble, *Wood, Brick, and Stone, The North American Settlement Landscape: Volume 1, Houses*, p. 125.
8. Although James Henley suggested this may have been built for a dairy bull (strongly built, with provisions for feeding from above), no such structure is illustrated in Abbott, *North Bay Dairylands* nor in any other publication on dairy ranch buildings, nor had Livingston ever seen such a structure in his studies of dairy ranches at Point Reyes, nor did the structure show signs of wear and tear consistent with penning of a bull. On the other hand, Thollander illustrates a well documented granary of 1856, similar to this in structure and appearance in *Barns of California*, and another similar structure near Milpitas, Alameda County has been attributed as a granary with some support from public documents.

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PART VII. PROJECT INFORMATION

This report is part of the HABS documentation of the HCW Ranch that was prepared as mitigation for adverse effects resulting from the Natomas Area Flood Control Improvement Project. The five buildings described in this report were demolished in July 1995 to prepare the HCW site as a borrow site for levee work that was a part of this project.

The Natomas Area Flood Control Improvement Project is part of the American River Watershed Investigation under the direction of the U.S. Army Corps of Engineers, Sacramento District (Corps) and as such is subject to compliance with Section 106 of the National Historic Preservation Act of 1966, as amended. Due to the complexity and scope of the American River Watershed Investigation, a Programmatic Agreement (PA) (1991) was developed and adopted between the Corps, Bureau of Reclamation, California State Office of Historic Preservation (OHP), and the Advisory Council on Historic Preservation regarding implementation of the

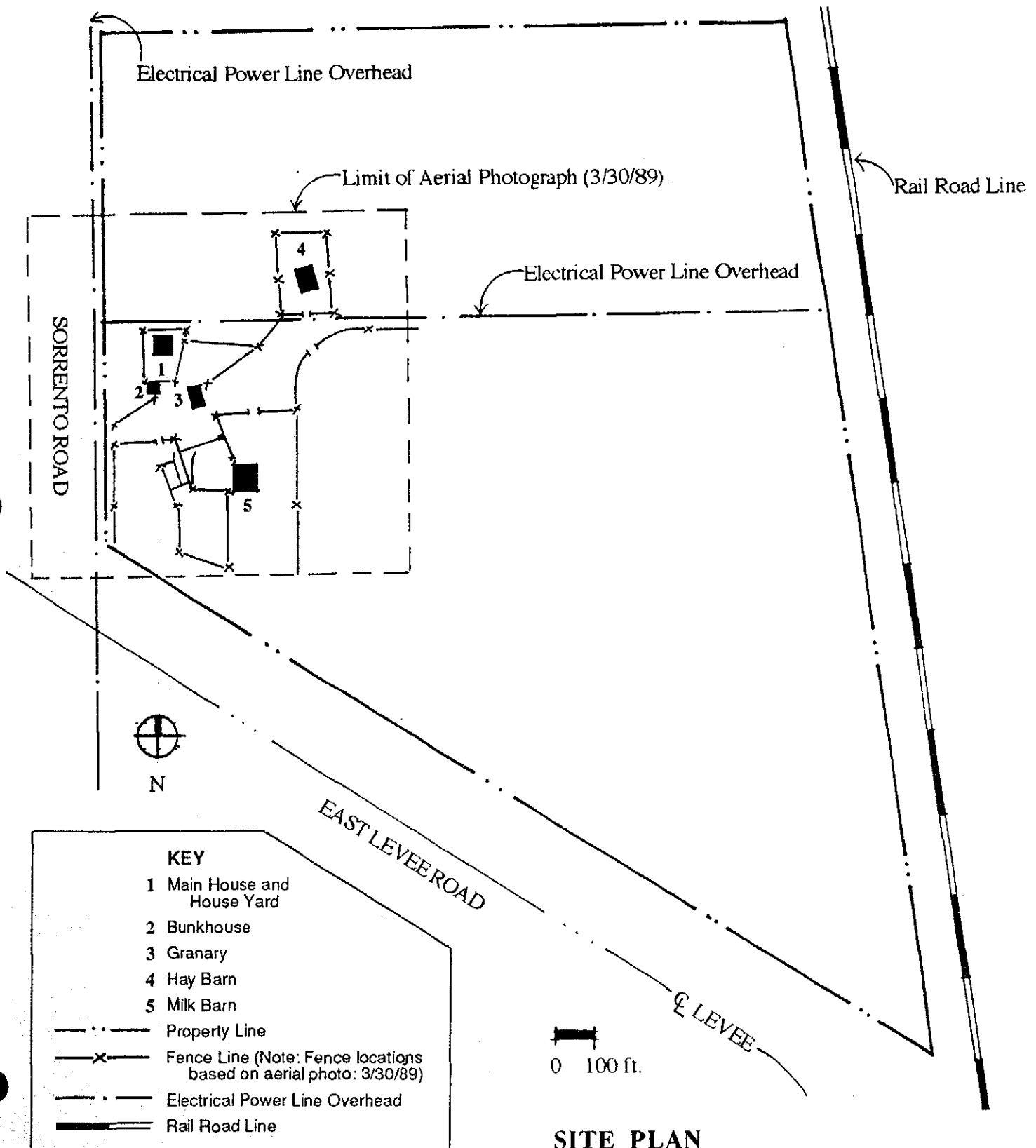
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project. Additional signatories of the PA include the Reclamation Board of the State of California and Sacramento Area Flood Control Agency (SAFCA). The executed PA specifies inventory and National Register evaluation of historic properties; HABS documentation is specified as a mitigation measure for adverse effects.

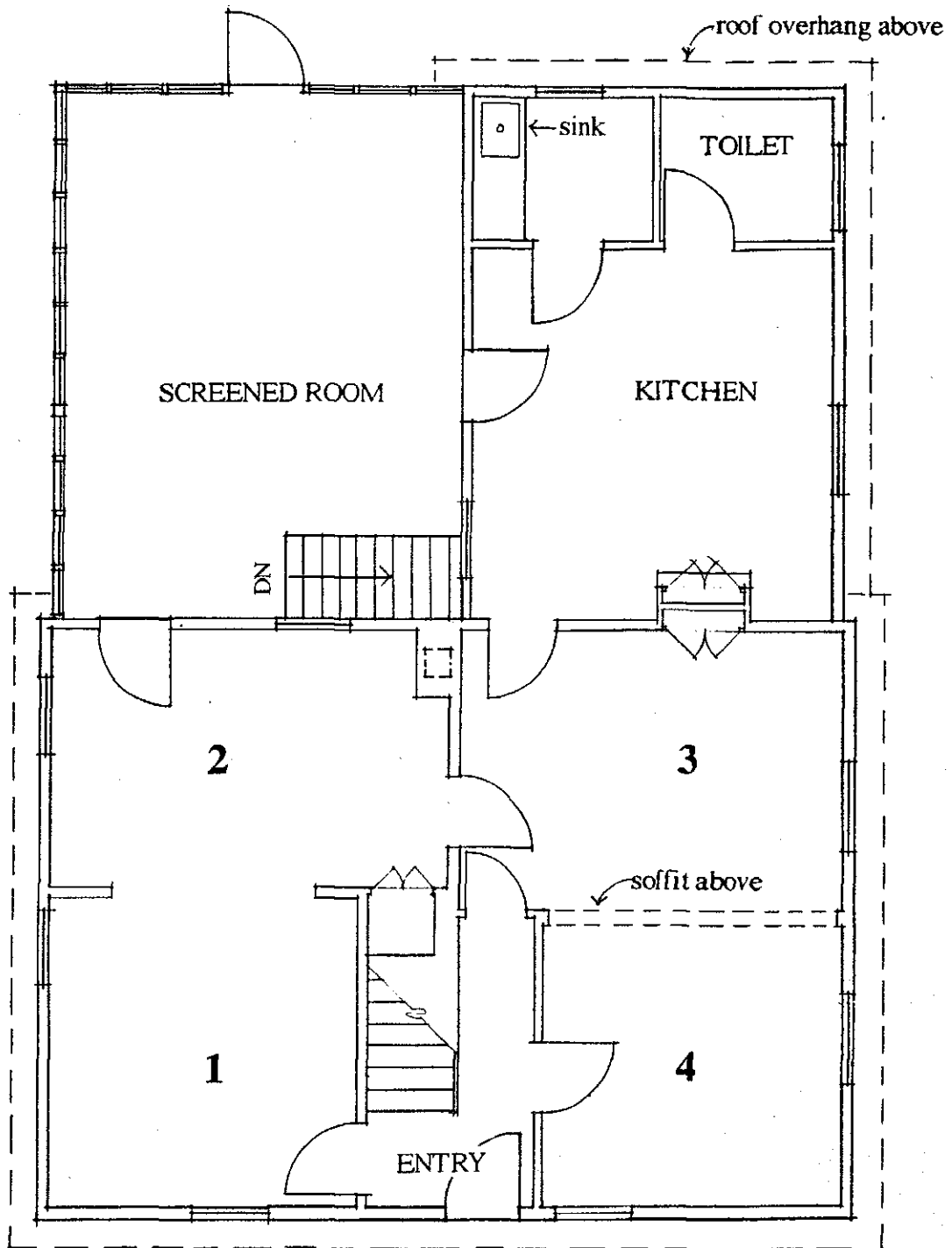
The HCW Ranch was determined eligible for the National Register of Historic Places based on a report submitted by the Corps to the OHP in March 1995. The Corps determined through consultation with the OHP that implementation of the Natomas project and the subsequent demolition of the buildings at the HCW ranch would be an adverse effect.

This report was prepared by Michael Corbett, architectural historian, with Dames & Moore, San Francisco. Sketch plans for the report were prepared by Mary Hardy, architect with Architectural Resources Group, San Francisco. This report was completed in April 1996.

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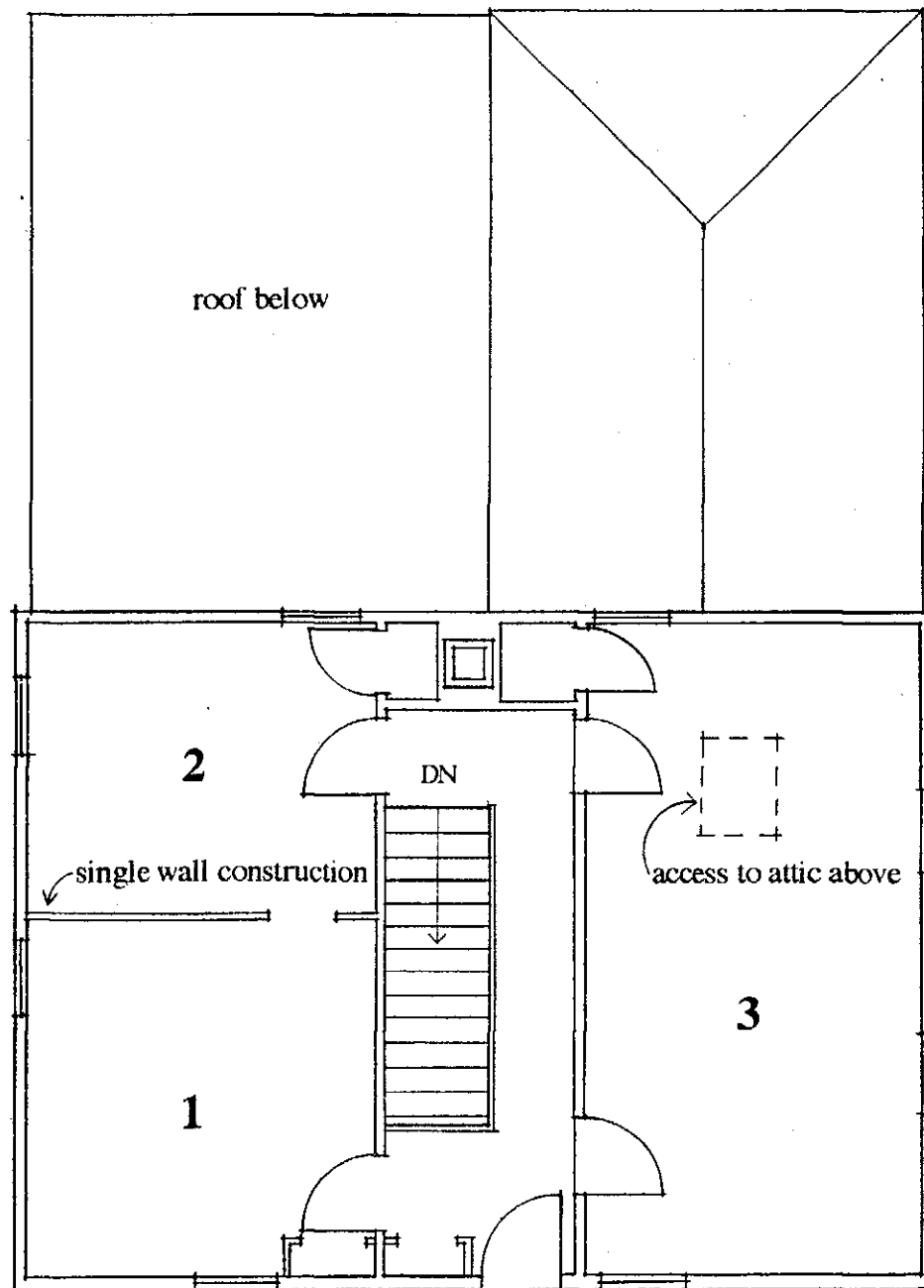
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MAIN HOUSE
FIRST FLOOR PLAN

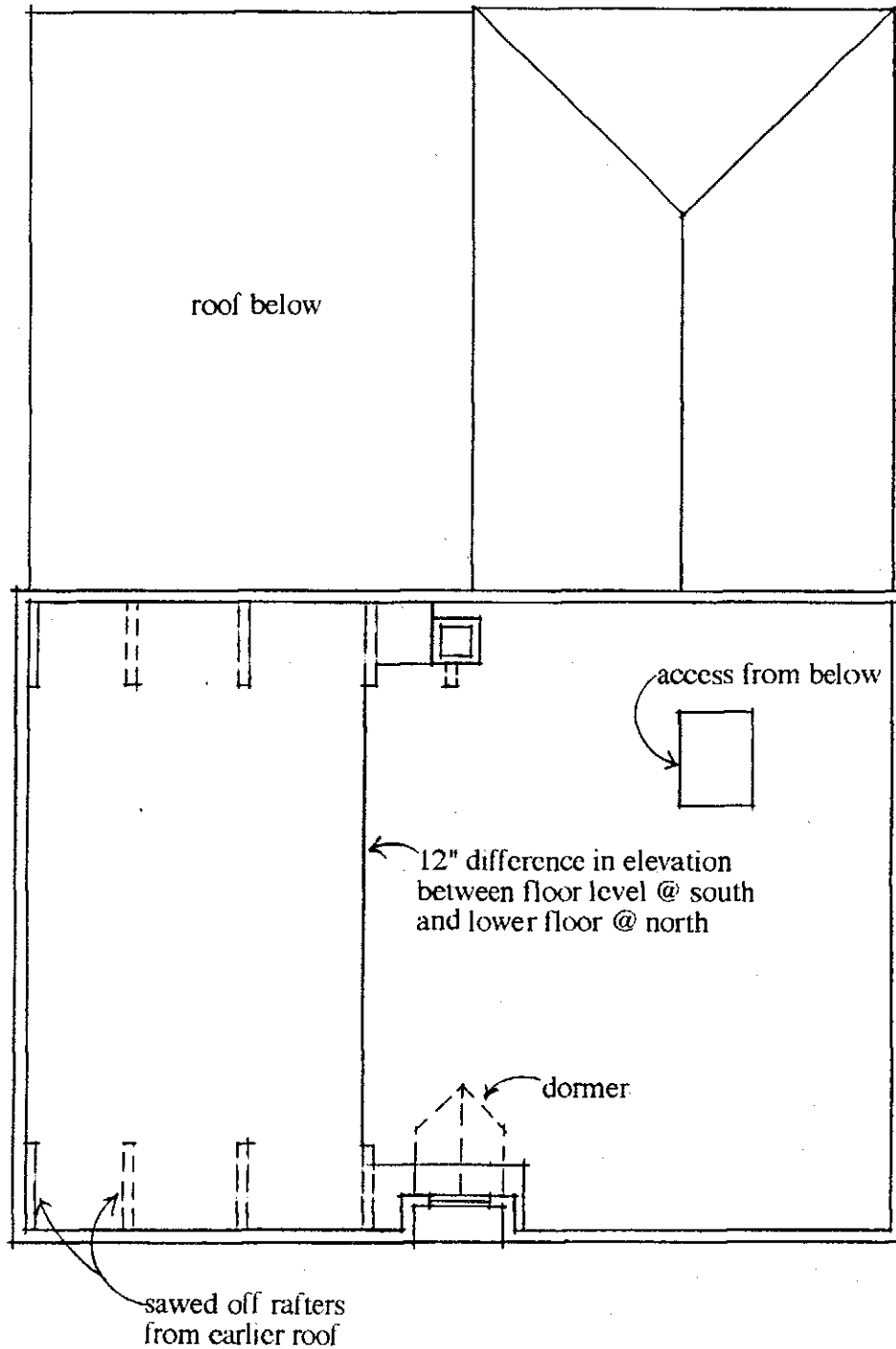


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MAIN HOUSE
SECOND FLOOR PLAN

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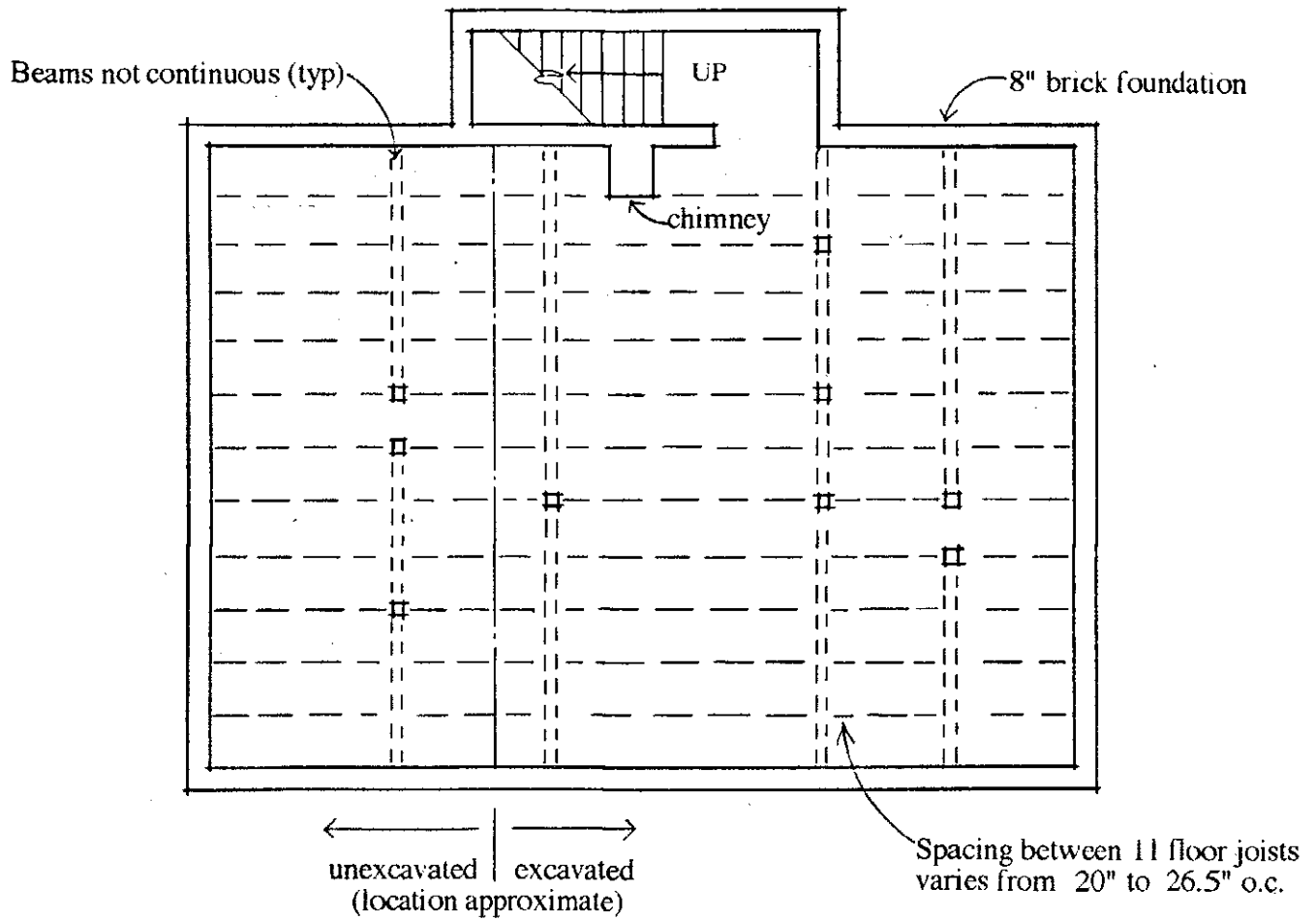


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**MAIN HOUSE
ATTIC PLAN**

HUDSON-CIPPA-WOLF RANCH
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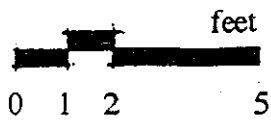
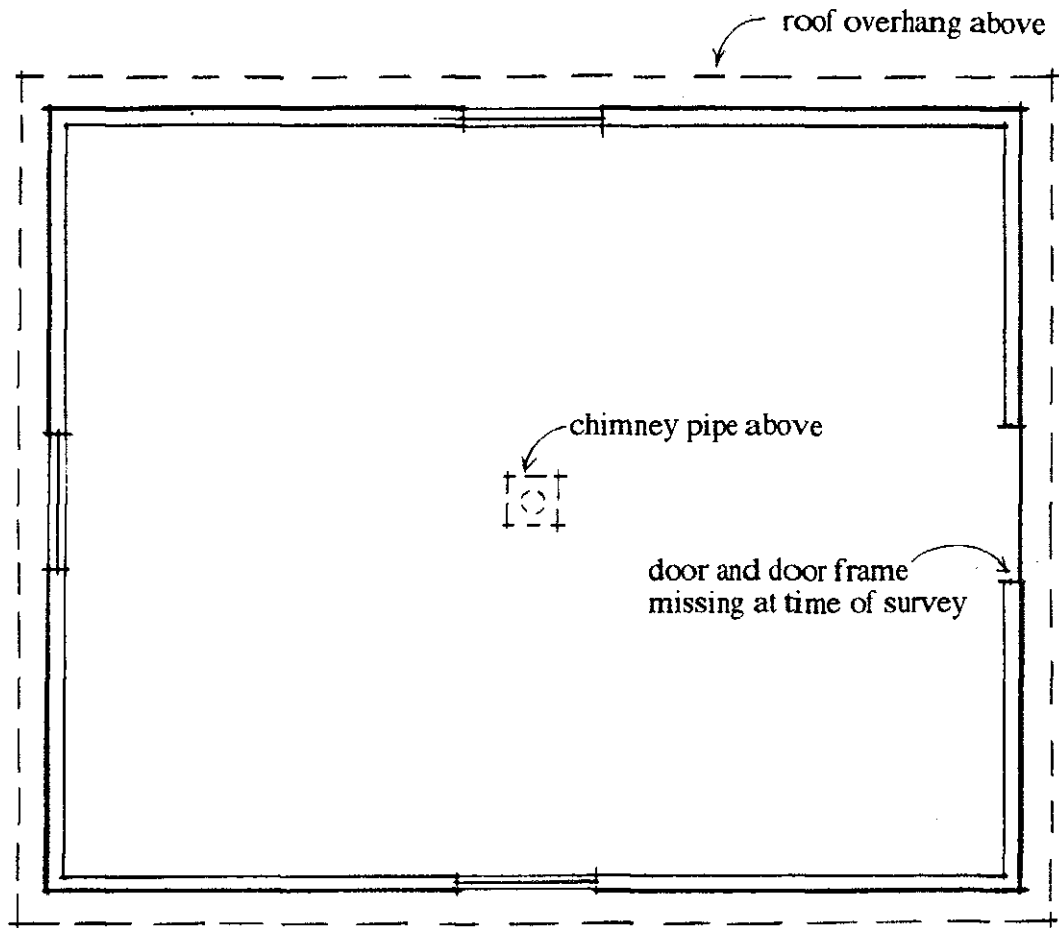


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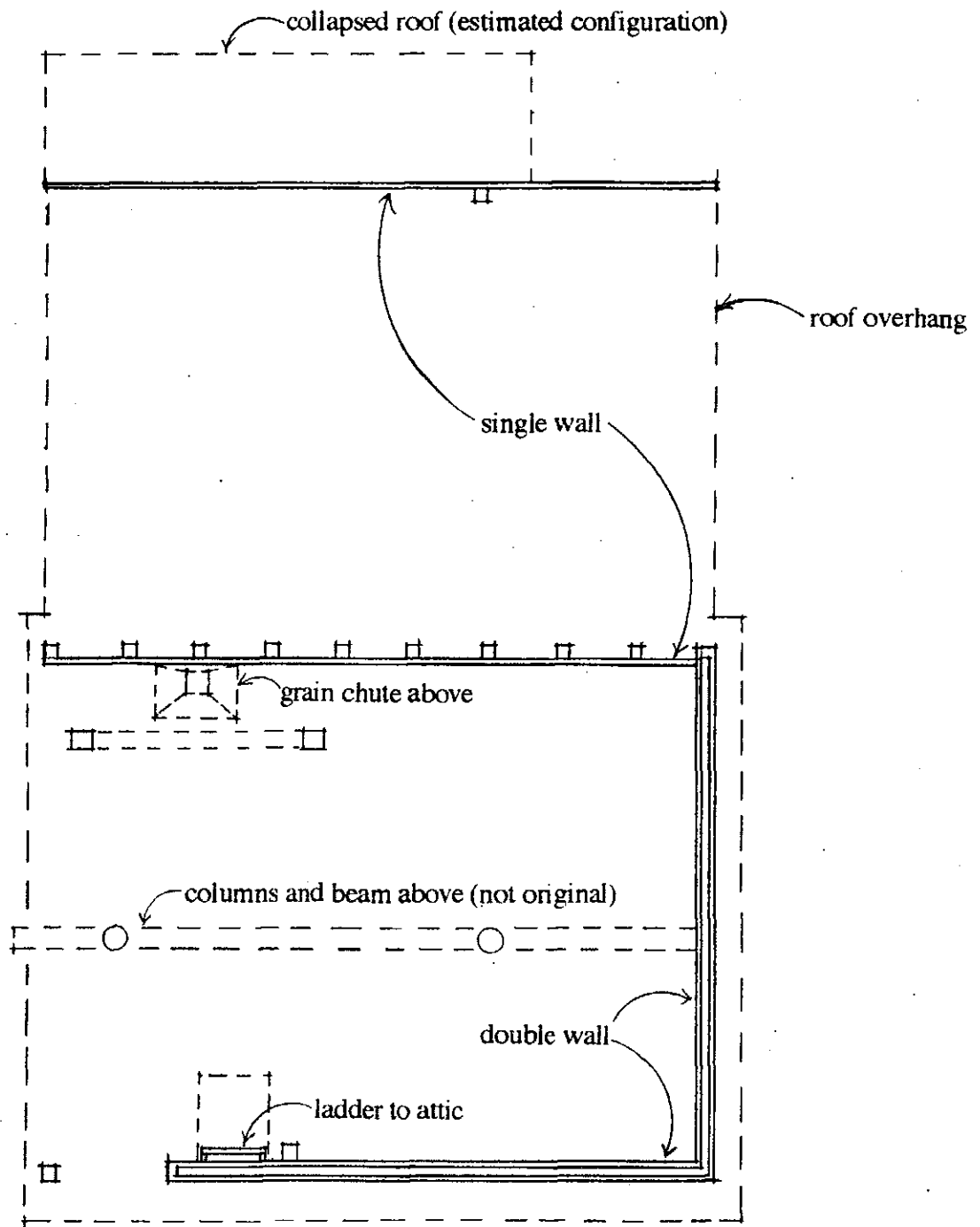


**MAIN HOUSE
BASEMENT PLAN**

HUDSON-CIPPA-WOLF RANCH
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BUNKHOUSE
PLAN

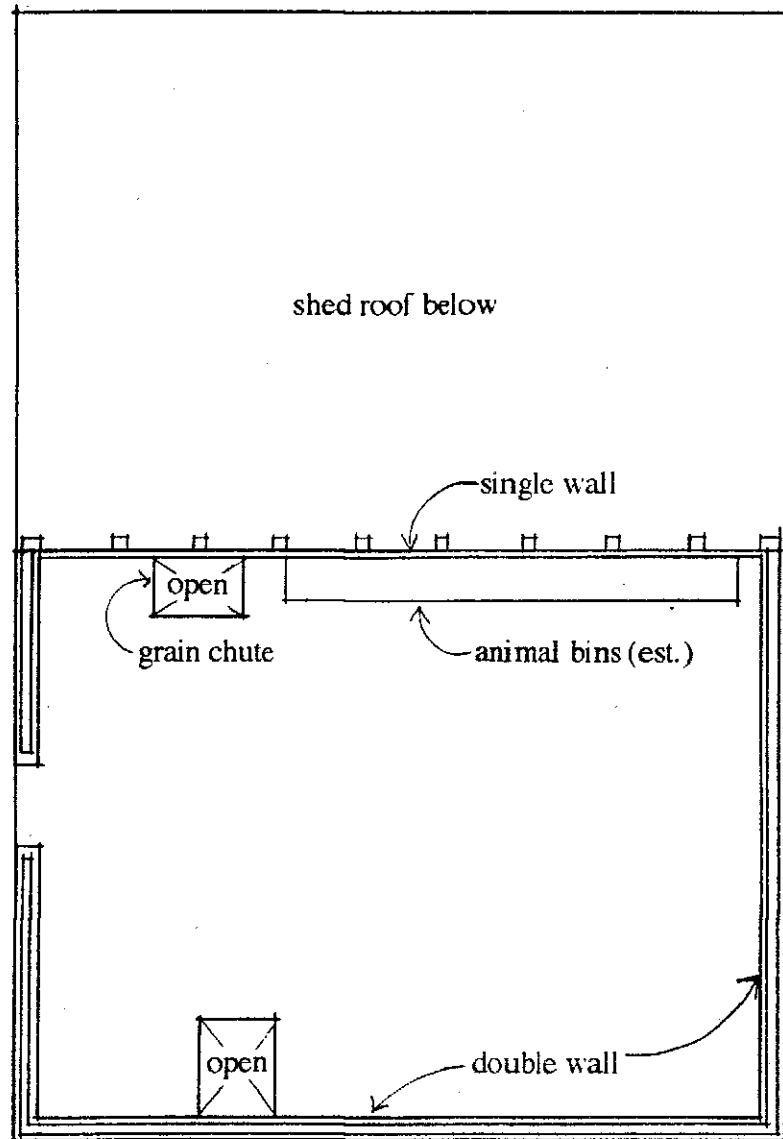


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GRANARY
GROUND FLOOR PLAN

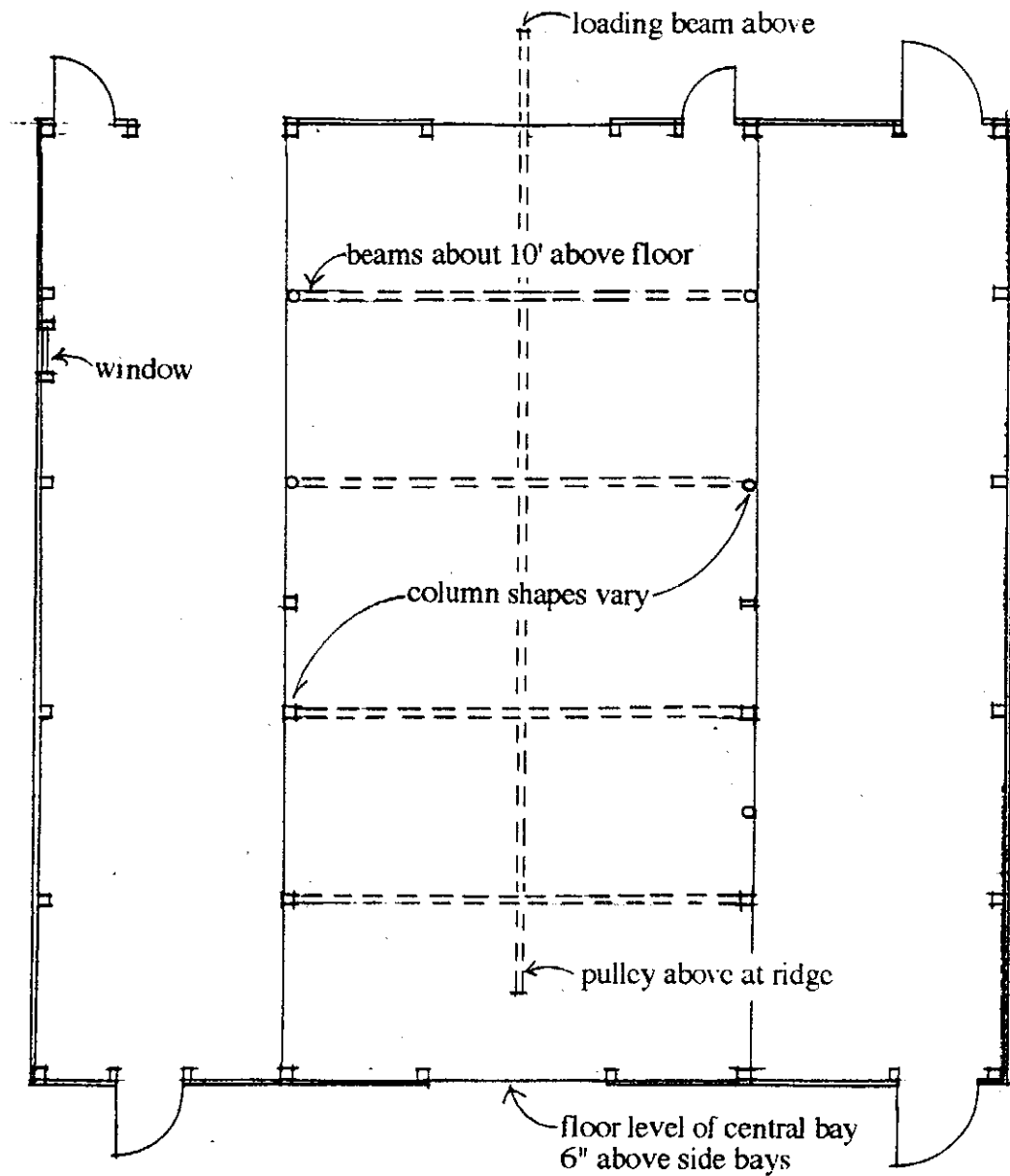
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GRANARY
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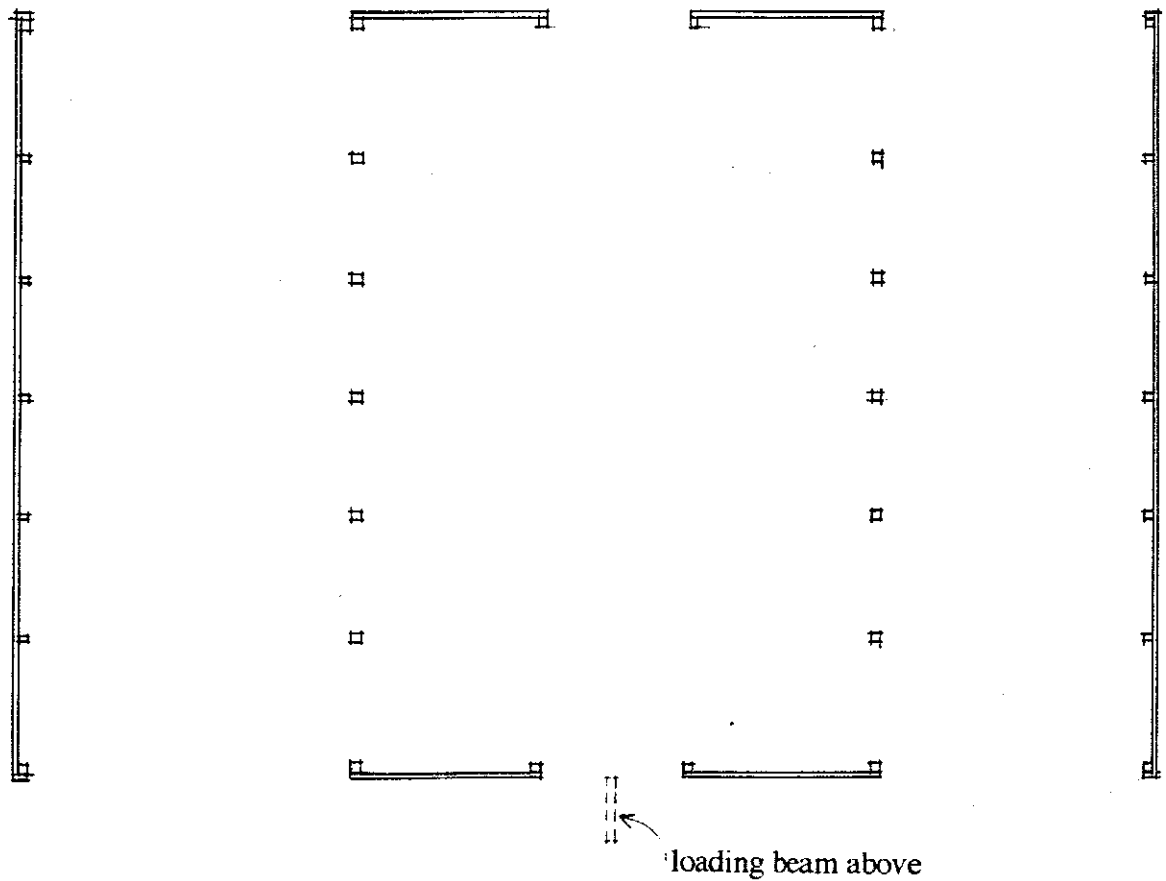


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MILK BARN
PLAN

HUDSON-CIPPA-WOLF RANCH
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Note: The extremely dilapidated and modified condition of the building may have obscured some of the structure.

feet
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**HAY BARN
PLAN**